



**SAN LUIS OBISPO  
LOCAL AGENCY FORMATION COMMISSION  
JULY 21, 2022, MEETING MINUTES**

**Call to Order**

The San Luis Obispo Local Agency Formation Commission (LAFCO) meeting was called to order at 9:05 a.m. on Thursday, July 21, 2022, by Chairperson Ed Waage in the Board of Supervisors Chambers at the County Government Center in San Luis Obispo, California pursuant to the Governor's Executive Order AB 361.

**Pledge of Allegiance**

**Roll Call**

**Present:** Chairperson Ed Waage, Vice-Chair Debbie Arnold, Commissioners Robert Enns, Heather Jensen, and Marshall Ochylski, and Alternate Commissioners Charles Bourbeau, Dawn Ortiz-Legg, and Ed Eby

**Absent:** Commissioner Lynn Compton, and Steve Gregory, and Alternate Commissioner David Watson

**Staff:** Rob Fitzroy, LAFCO Executive Officer  
Brian Pierik, LAFCO Legal Counsel  
Imelda Marquez, LAFCO Analyst  
Morgan Bing, LAFCO Clerk Analyst

**Approval of the Minutes:** May 19, 2022

**Chairperson Waage** announced the consideration of approval for the May 19, 2022, Regular Meeting Minutes.

**Chairperson Waage** asked for any public comment, announcing it was closed shortly after hearing none.

**Chairperson Waage** asked for Commissioner comments or a motion to approve the Minutes.

**Commissioner Enns** motioned to approve the minutes.

**Commissioner Jensen** seconded the motion.

**AYES:** Commissioners Enns, Jensen, Bourbeau, Ochylski, Vice Chair Arnold, and Chairperson Waage

**NAYS:** None

**ABSTAINING:** None

NOTE: Commissioner Ortiz-Legg was not present during the approval of the minutes.

The motion was passed.

**Non-Agenda Public Comments**

**Chairperson Waage** asked for any public comment, announcing it was closed shortly after hearing none.

**Consent Agenda**

**A-1:** Resolution Regarding Commission Meetings Held by Teleconference as Provided by AB 361 (Recommend Review and Approve)

**Chairperson Waage** opened the item for public comment, announcing it was closed shortly after hearing none.

**Chairperson Waage** asked for a motion to approve the Consent Agenda item.

**Vice Chair Arnold** motioned to approve the items on consent.

**Commissioner Enns** seconded the motion.

AYES: Vice Chair Arnold, Commissioners Enns, Bourbeau, Jensen, Ochylski, and Chairperson Waage

NAYS: None

ABSTAINING: None

NOTE: Commissioner Ortiz-Legg was not present during the Consent Agenda item.

The motion was passed.

**Informational Matters**

**B-1:** Study Session on the Dana Reserve Specific Plan and Draft Environmental Impact Report (Recommend Review and Approve)

**Mr. Fitzroy** presented the item.

**Mario Iglesias**, the General Manager of Nipomo Community Services District, further elaborated on the item and the studies Nipomo Community Services District has conducted on the project.

**Mr. Fitzroy** continued presenting the item.

**Nick Tompkins**, the project applicant, further elaborated on the item and plans for the project.

**Chairperson Waage** opened the item for Commissioner questions.

**Vice Chair Arnold** asked about anticipated water usage for the project.

**Mr. Tompkins** responded to the questions and provided answers.

**Victor Montgomery** and **Robert Camacho**, from RRM Design Group, provided additional input.

**Commissioner Ortiz-Legg** asked about the transportation impacts in the Environmental Impact Report and commented on the water graph provided.

**Mr. Tompkins** responded to the questions and provided answers.

**Commissioner Bourbeau** inquired about average size of multifamily units.

**Mr. Tompkins** responded to the question and provided answers.

**Commissioner Bourbeau** asked about the reliability of the Santa Maria water supply.

**Mr. Iglesias** responded to the question and provided answers.

**Chairperson Waage** asked about the reliability of the Santa Maria Valley Basin water supply.

**Mr. Iglesias** responded to the questions and provided answers.

**Commissioner Enns** commented on the LAFCO staff report and Draft Environmental Impact Report and complimented the applicant's efforts, followed by questions on the County's Growth Management ordinance.

**Airlin Singewald**, from County of San Luis Obispo Planning and Building Department, provided additional information.

**Commissioner Ortiz-Legg** asked for clarification on the County's growth rate.

**Mr. Singewald** provided clarification.

**Chairperson Waage** opened the floor to public comment.

**Public Comment**

**Ken Trigueiro**, from People's Self-Help Housing, expressed support for the project and plans for their affordable housing site.

**Joe Martinez**, resident of Nipomo, provided comment and expressed concerns for the project.

**Tim Martin**, resident of Nipomo, voiced concerns for the project, specifically in regard to water.

**Public Comment Closed**

**Chairperson Waage** asked for additional commissioner comments.

**Commissioner Ochylski** asked for clarification on the due date of comments on the Draft Environmental Impact Report.

**Mr. Fitzroy** clarified the due date.

**Commissioner Ortiz-Legg** commented on the importance of community outreach.

**Commissioner Ochylski** asked for Mr. Tompkins input on Alternative 3 of the Draft Environmental Impact Report.

**Mr. Tompkins** provided comment.

**Chairperson Waage** recommended the Environmental Impact Report contain additional discussion on water supply.

**Chairperson Waage** thanked the project team and announced the item was received and filed.

**B-2:** Shandon San Juan Water District Annexation & Sphere of Influence Application Status, LAFCO No. 4-R-21 (Recommend Receive and File)

**Mr. Fitzroy** presented the item.

**Chairperson Waage** opened the item for commissioner comments.

**Commissioner Enns** inquired about the County's objection to the annexation.

**Mr. Fitzroy** responded to the question and provided input.

**Commissioner Enns** asked about the County GSA's fees.

**Vice-Chair Arnold** and **Commissioner Ortiz-Legg** responded to the question and provided answers.

**Chairperson Waage** asked for public comment, announcing it was closed shortly after hearing

none.

**Chairperson Waage** announced the item was received and filed.

**B-3:** Receive Notice of Submittal for Petition of Application for Annexation #13 to County Service Area 18 – LAFCO File No. 2-R-22, and Application for a Sphere of Influence Amendment and Annexation #19 to Cayucos Sanitary District – LAFCO File No. 3-R-22 (Recommend Receive and File)

**Ms. Marquez** presented the item.

**Chairperson Waage** opened the item for commissioner comments, hearing none.

**Chairperson Waage** asked for any public comment, announcing it was closed shortly after hearing none.

**Chairperson Waage** announced the item was received and filed.

**B-4:** CALAFCO Updates (Recommend Receive and File)

**Mr. Fitzroy** presented the item.

**Chairperson Waage** opened the item for commissioner comments, hearing none.

**Chairperson Waage** asked for any public comment, announcing it was closed shortly after hearing none.

**Chairperson Waage** announced the item was received and filed.

### **Closed Session**

**C-1:** Closed Session pursuant to Government Code Section 54956.8:  
Conference with Real Property Negotiators  
Property: 1042 Pacific Street, Suite A, San Luis Obispo, CA 93401  
Agency negotiator: Rob Fitzroy  
Negotiating parties: 1042 Pacific Street, A Partnership  
Under negotiation: Price and terms of payment for lease

**Mr. Pierik** announced the Closed Session item.

At 10:59 a.m., **Chairperson Waage** called the open session back into order.

**Report on Closed Session:** LAFCO Legal Counsel, Brian Pierik, stated that there was no reportable action.

**Commissioner Comments:** Mr. Fitzroy introduced the new Clerk Analyst, Morgan Bing.

**Legal Counsel Comments:** None

**Executive Officer Comments:** None

**Adjournment:** With no further business before the Commission, the meeting adjourned at 11:02 a.m. until the next meeting of the Commission pursuant to Governor's Executive Orders, depending upon the progression of the COVID-19 pandemic.

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Respectfully submitted,  
Morgan Bing, LAFCO Clerk Analyst